

UPDATED 8/15/2023

§ 245-18. Responsibilities of owner and occupant; minimum standards.

- A. Owner and occupant responsibilities. Every owner and occupant of property within the corporate limits of the Village of Hustisford has a responsibility to maintain such property in a visually clean, sanitary, safe and groomed condition in order to be aesthetically pleasing and compatible with the majority of individual properties in the neighborhood with similar uses. More specifically, it is every property owner's and occupant's responsibility to:
- (1) Keep any building(s) and building-related equipment located on the property in good, safe repair and maintained in a good condition as relates to exterior appearance.
 - (2) Keep and maintain all nonsurfaced yard areas in grass or other ground cover in keeping with the other properties in the neighborhood and, in addition, install and maintain trees, shrubs and other landscape materials in a manner to be an attractive setting for the building(s) and the neighborhood and keep such landscaping in a neat and groomed manner.
 - (3) Keep all nonresidential driveways and parking areas hard-surfaced and dustfree, and all residential driveways and parking areas shall be surfaced with concrete, asphalt, traffic bond, gravel (kept dust-free), paving block and seal coat.
 - (4) Keep all yards which are visible to the general public and neighbors free of equipment and materials which are not specifically accessory and compatible with the principal use of the property, except where approved by the Plan Commission.
 - (5) Keep and maintain all fences and walls, whether designed to be functional or only decorative, in a safe and good condition and appearance.
 - (6) Keep all signs and lighting on the site in good repair in order to be both safe and visually pleasing.
- B. Minimum property maintenance standards. Following are the minimum standards to be met by a property owner or occupant regarding property maintenance in the Village of Hustisford. Violation of these standards may result in the issuance of a citation by the Building Inspector.
- (1) All buildings located on property within the Village of Hustisford shall be maintained in a condition to be safe to both occupants and passersby as well as to appear to be in good repair in regard to condition of foundation; condition of exterior paint or finish; condition of windows and doors; condition of roof, gutters and downspouts; and condition of accessory buildings and architectural appurtenances, such as chimneys and steps.
 - (2) All nonpaved yard areas, as set forth in Chapter 325, Zoning, shall be graded to alleviate standing water and shall be maintained in grass, other vegetative ground cover, or trees and shrubs compatible with similar uses within the neighborhood. Such ground cover, trees and shrubs shall be kept maintained and trimmed in compatibility with such other neighborhood uses, except where a land management plan has been filed and approved

by the Plan Commission. Grass and other general ground cover shall be kept trimmed to a height of no more than six inches.

- (3) All driveways and parking, loading and outside storage areas on nonresidential property shall be surfaced and maintained as set forth in Chapter 325, Zoning.
- (4) After the date of adoption of this article, all new driveways and parking areas on residential properties shall be surfaced with asphalt, concrete or paving blocks, and the driveway area between the street and sidewalk must be surfaced with asphalt or concrete within six months of building/construction.
- (5) All yard and landscaped areas shall be kept free of motor vehicles, trash, building materials, junk, unlicensed or inoperative vehicles, and other such material and equipment which, by its appearance, location or use, makes it incompatible with the principal use or other predominate principal uses in the immediate neighborhood.
- (6) Parking and/or storage of licensed motor vehicles on private residential properties shall be limited to garages, driveways, parking areas, and carports.
- (7) All outside storage which is expected to be, generally, permanent or long term shall be screened from view of the general public by use of such measures as earth berming, vegetative planting, decorative fencing or building positioning. In addition, any unlicensed vehicle required to be licensed by Wisconsin law may not be parked in the open on a residential parcel, and recreation or gardening vehicles must be parked inside a garage or, if stored outside, must be screened so as not to be visible to passersby.
- (8) All fences, walls, lighting, signs, storage structures, and other visual physical improvements or appurtenances shall be maintained in a safe, working order and in good appearance.